



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
December 14, 2021**

CALL TO ORDER

The meeting was called to order at 6:30 pm by Chair Adams.

Present: Chair: Roger Adams; Commissioners: Steve Keating, Virginia See, John Hughes, and Anita Secord; City Council Member/Liaison: Mike Feldmann

Staff Present: City Administrator: Scott Weske; Planning Consultant: Hannah Rybak; City Engineer: Brad Reifsteck

Absent: None

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Secord moved to approve the agenda as presented. Commissioner Keating seconded. Ayes: all.

CONSENT AGENDA

The Consent Agenda consisted of:

- A. Minutes of the September 14, 2021 Planning Commission Meeting

Commissioner See moved to approve the Consent Agenda as presented. Commissioner Secord seconded. Ayes: all.

OPEN CORRESPONDENCE

No one appeared to address the Planning Commission during Open Correspondence.

BUSINESS ITEMS

- A. Public Hearing: Planning Case #2021-05/Request for Approval of a Master Development Plan for a Planned Unit Development, Village Design Guidelines Review, and Preliminary Plat for the Long Lake Townhomes Project to be located at 1843, 1877, 1885, and 1895 Symes Street (Applicant: JMH Land Development Company, LLC)**

Planning Consultant Rybak introduced the land use application for the applicant's proposed redevelopment project to construct 11 townhomes split between two buildings. She stated that the buildings would be three story with tuck under garages and second floor decks. She recalled that a similar development was approved in 2019 called Lakeside Row and the properties, at that time, were rezoned to PUD. The 2040 Comprehensive Plan guides the properties for medium density residential. She stated the Preliminary Plat will create 12 lots,

and the land that each home sits on will be platted as Lots 1 – 11, so the individuals who purchase the homes will also own the land that their townhome sits on. The 12th lot would contain the common areas. She gave an overview of the project layout, landscape and parking plans.

City Engineer Reifsteck reviewed the project's stormwater and hard cover plans. He explained that the hard cover will increase with the addition of the new buildings, but the developer is showing a pond at the rear property line that will be used to convey and hold stormwater for most of the increased impervious areas. He noted that the developer will have to meet the requirements of the Minnehaha Creek Watershed District which is typically more stringent than the City's requirements. The watermain and sanitary sewer will be replaced along Symes Street and the properties will be served by new services. He also reviewed the plans for streets and surfaces.

Rybak presented the Master Development Plan and the criteria to be used for consideration of approving both the plan and the Preliminary Plat. Staff recommends approval of the request for a PUD Master Development Plan and the proposed Preliminary Plat. She shared exhibits submitted for the Village Design Guidelines review, described the project's design and reminded the Commission that this is done only by the Planning Commission. She stated that staff also recommends approval of the Village Design Guidelines review.

Mark Sonstegard, JMH Land Development, introduced their development team: Ryan Bloom from Westwood Professional Services, their civil engineer; Tim Whitten, their architect; and Todd Polifka of Custom One Homes. He indicated that their hope, if things move smoothly through the City approval process, is to finish up the property purchase in January, begin development work in March of 2022, and possibly have the first building be in place as early as June.

Chair Adams opened the public hearing for comment.

Tim Hultmann, 280 Lakeview Avenue, remembered that there have been about six iterations of projects proposed for this property. He noted that he has been a resident for over 40 years, he is supportive of the project, and asked the Planning Commission to consider recommending approval.

There being no additional public input, Chair Adams closed the public hearing.

Commissioner See inquired about the height of the building and mentioned that it appears as though the height at the rear of the building does not conform to code.

Rybak clarified that the City measures height to the average mean roof height, so the building is measured to the midpoint of the roofline and does comply with City standards.

Commissioner Secord questioned whether there will be places for residents to park their boats.

Mr. Sonstegard stated that the garages will be 22 feet deep, so that would be the only space where residents would be allowed to have a boat on site. He added that there are no outside storage areas planned for boats.

Commissioner Secord asked about garbage services and access to the property.

Mr. Sonstegard confirmed that the turn around area on the site plan is designed for garbage trucks and explained that cans will be stored in the garages and brought out to the alley on garbage day. He stated that this project will have an HOA that will establish one garbage company for the entire project.

Commissioner Hughes questioned where else this type of townhome development had been done.

Mr. Sonstegard replied that this project is unique with row townhomes and second floor decks.

Mr. Whitten added that they have designed similar projects in Wayzata and Eden Prairie. The Wayzata project, North Lake Residences, is currently under construction and also features an alley and three-story townhomes that have personal elevators which are very similar to this project.

Commissioner See commented that this appears to be a massive block that will be situated right next to Nelson Lakeside Park and noted her concerns about the project changing the whole 'feel' of the park and blocking the sun.

Chair Adams pointed out that is one of the reasons for the 35-foot height restriction in the area. All of the planning, including the Comprehensive Plan, is calling for this type of development in this location.

Commissioner Keating indicated that he has been in the City for 40 years, he feels that what is currently in this location is not much to look at, and this proposal will be a significant improvement. He noted that he thinks that even for people to be in the park, this will be a better view than what is currently there. He thinks it will also have better site lines and sit better within the City than what is currently in place.

Chair Adams mentioned that the only thing that bothers him is the removal of some of the large shade trees as part of this project, but he applauds the generous landscaping plan because it will become a beautiful property.

Commissioner Secord asked about on-street parking.

Weske replied that parking is already prohibited on that side of the street.

A motion was made by Keating, seconded by Secord, to approve the Village Design Worksheet finding the project's design to be consistent with the guidelines. Ayes: all

A motion was made by Keating, seconded by Hughes, to recommend the City Council adopt a Resolution approving the request for a Master Development Plan for a Planned Unit Development and Preliminary Plat for Lake Townhomes, subject to the seven conditions as outlined in the staff report. Ayes: all.

Chair Adams expressed his appreciation to the development team for presenting a proposal that does not require variances.

B. Industrial District Zoning Ordinance Study and Amendments Discussion

Rybak reported that the City has continued to have some issues in the Industrial District. Existing ordinance requirements are pretty strict so the thought process was that staff could look through the requirements and see if there are any edits that can be made in order to make it easier for property owners to comply with the requirements with the hope of obtaining voluntary compliance or for the City to have an easier time with enforcement. She introduced Jared Johnson of WSB who has assisted in the Industrial District Zoning Ordinance study.

Jared Johnson, WSB, gave a presentation surrounding the research and analysis of the City's Industrial District specifically pertaining to outdoor storage and commercial vehicle parking. He noted that they have taken a look at comparable cities such as Orono, Mound, Wayzata, Excelsior, Victoria, and Medina. Staff is recommending several amendments for the Planning Commission to discuss. He reviewed the existing ordinance requirements and the proposed amendments. He noted that around 73% of the lots are paved, 46% have principle building located towards the rear of the lot, and only around 19% are located in the front of the lot. He pointed out that a bit over 50% of the lots do not have a permissible location for exterior storage under the current code.

Commissioner See inquired about the ratio of industrial area to the entire City compared to the other cities that were considered in the study.

Rybak responded that they did not look into that statistic.

Mr. Johnson explained that staff is looking for Planning Commission input on the amendments that are being suggested.

Chair Adams stated that he would be in favor of amendments of that would bring more existing lots into compliance with the code.

The Commission discussed boat storage issues that impede traffic on the streets and existing businesses that are in violation with current requirements and the difficulty with enforcement. They discussed ways of allowing businesses to operate without looking like a junk yard; allowing outside storage on the lots with proper screening; requiring drive lanes to be paved, but storage areas not to be paved; and a requirement for exterior storage to be associated with an on-site business. They discussed some of the communication and continuing enforcement issues with existing businesses.

C. Recommendation to City Council Regarding Reappointment of Planning Commission Member Roger Adams

Chair Adams noted that he would recuse himself from this discussion.

A motion was made by Commissioner See, seconded by Commissioner Secord, to recommend the City Council reappoint Planning Commission Member Roger Adams. Ayes: all (Adams abstained).

OTHER BUSINESS

A. Council Liaison Report

Council Update - Council member Feldmann provided an overview of the City Council's recent meetings and activities.

B. Commission Member Business

Zvago Update - Chair Adams asked if there was an update on the Zvago project. Weske responded that he has not heard any updates though he is aware that they have been working on heavy recruitment for their pre-sales. Commissioner Hughes added that he believes they have 21 units sold and need to have 34 before they can break ground. He stated that this will be his last meeting with the Planning Commission and noted how much he has enjoyed serving with the Commission.

C. Staff Business

None.

ADJOURN

Hearing no objection, Chair Adams adjourned the meeting by general consent at 7:45 pm.

Respectfully submitted,

Scott Weske
City Administrator